

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department - Nellore
Urban Development Authority -Rectification of land use pertaining to the
Residential plots Nos.29, 30, 31, 36, 37, 38 of L.P.No.24/60 in CAS No.123
in the Master Plan from layout open space to residential use — Applied by
Sri Dodla Subba Reddy – Draft Variation - Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No.112

Dated:26.07.2022

Read the following:-

1. From the DTCP, AP., Guntur, Lr.Roc. No. 320/2017/G, dated: 21.02.2018 together with its enclosures.
2. Govt., Memo No.1104790/M2/2018 Dated: 19.03.2018.
3. From the DTCP, Guntur, Lr.RoC.No. 320/2017/G, dated:16.07.2018.
4. Govt., Memo No.1104790/M2/2018 Dated: 25.09.2018.
5. From the Commissioner, Nellore Municipal Corporation, Lr.Rc.No. 3906/2015/G1, dt:13.11.2019.
6. From the VC, NUDA, Lr.Roc.No.463/2018/NUDA, dt:03.12.2019.
7. From the VC, NUDA, Lr.Roc.No.82/2020/NUDA, dt:30.06.2020
8. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated: 30.06.2012.
9. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
10. Government Memo.No.1104790/M2/2018 Dated: 31.08.2020
11. From the VC, NUDA Lr.Roc.No.463/2018/NUDA, dt:02.08.2021.
12. From the DTCP, AP, Lr.RoC.No.320/17/G, dt:28.03.2022.

ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Nellore issued in the Government Memo 10th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.261, Part-I, Dated:31.08.2020. In the letter 11th read above the Vice Chairperson, Nellore Urban Development Authority, Nellore has reported that, upon paper publication calling for objections and suggestions, certain objections have been received stating that the plots under reference is reserved for open space since 40 years for L.P.No.24/60. Therefore, only after identifying the reserved area for L.P.No.24/60 a decision may be taken on CLU.

2. On the above objections, the Commissioner, Nellore Municipal Corporation, SPSR Nellore District has reported that, as per L.P. No. 24/60, reserved open space is different and all six plots are private site and as on today compounded by way of compound wall of vacant site. In LP.No.24/60 the reserved open space is shown at another place i.e., north and eastern side and North of the 30 0" width Lay-out road. The site under reference is a private site and the proposed CLU site is not Government (or) Nellore Municipal Corporation site so it is not possible to provide park in plot No.29,30,31,36,37 and 38.

(P.T.O)

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3. In the reference 12th cited, the Director of Town & Country Planning, AP has stated that the reserved open space of the approved layout vide L.P.No.24/60, was not earmarked either in Master Plan sanctioned vide G.O.Ms.No.969 M.A, Dt.21.11.1978 or Master Plan sanctioned vide G.O.Ms.No.11, MA, Dt.07.01.2011. The private site in plot nos.29,30,31,36, 37,38 of CAS No.123 were earmarked as open space in the Master Plan vide G.O.Ms.No.11, dt:07.01.2011 instead of open space approved in layout L.P.No.24/60. Hence the DTCP has finally stated that the Change of Land Use proposal may be considered as recommended by Vice Chairperson, Nellore Urban Development Authority & the Commissioner, Nellore Municipal Corporation.

4. Keeping in view of the above reports, the Draft Variation is confirmed. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:27.07.2022.

[BY ORDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH]

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.

The Vice Chairperson, Nellore Urban Development Authority, Nellore.

The Commissioner, Nellore Municipal Corporation, Nellore, SPSR Nellore District.

Copy to:

The District Collector, SPSR Nellore District.

SC/SF.

// FORWARDED :: BY ORDER //


SECTION OFFICER


APPENDIX
NOTIFICATION

The following Draft variation to the Nellore General Town Planning Scheme /Master Plan which was sanctioned in G.O.Ms.No.11, MA&UD Department, dated: 07.01.2011 is proposed to make in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The site falling in C.A.S.No.123, LP.No.20/60, Plot No's 29, 30, 31, 36, 37& 38 at Lakshmi Puram, Nellore Municipal Corporation. The boundaries of which are given in the scheduled below which was erroneously earmarked from public and semi-public Land Use in the General Town Planning Scheme (Master Plan) of Nellore Municipal

Contd..3

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Corporation was sanctioned in G.O.M.S.No.11 MA, Dated.07.01.2011, is now designated as Residential use by variation of Change of Land Use in the revised part of proposed land use map of M.M.P.No.08/2018/NUDA of Nellore Municipal Corporation and is available in the office of Nellore Urban Development Authority subject to following conditions:

1. The Commissioner, Nellore Municipal Corporation shall initiate action to protect the open space of L.P. No. 24/60 by evicting the structures in the original layout open space.
2. the title and Urban Land Ceiling/Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/local body before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved;
3. the owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
4. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
5. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
6. any other conditions as may be imposed by Vice Chairperson, Nellore Urban Development Authority, Nellore.

Schedule of Boundaries

North - 9.00 Mts., Wide existing Road.
East - RR Elite Home Apartment and Jai Hanuman Transport Office
South -9.00 Mts., Wide existing road.
West -12.00 Mts., Wide existing road.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT


SECTION OFFICER
